



Since the late 1960's, JR RAMON has been providing unparalleled, professional commercial demolition services throughout Texas. Our 70 years of experience have given us the ability to perform demolition projects economically and efficiently. We are highly bonded, heavily insured and committed to safety. Here are some tips to avoid delays on your commercial demolition project.



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How to Avoid Delays on Your Commercial Demolition Project

A successful development project begins with a realistic schedule that accurately outlines each phase of the job from contract through completion. Some projects may appear to start with demolition, but that's not the first step.

You and your demolition contractor should address issues that may potentially delay the project before you build your timeline. With over 50 years' experience as a licensed demolition contractor, JR RAMON Demolition knows that every project presents unique challenges. More importantly we know what questions to ask to reduce risk of costly delays and maximize the efficiency of your project. Here are four tips to help you avoid common obstacles that can significantly impact your next project:

#1: Be sure your project is properly permitted

Municipal Permits

Most municipalities and counties require demolition permits to be issued prior to starting a project. The demolition permitting process can be accomplished very efficiently with the proper approach. In most cases, demolition permits can only be obtained by a licensed demolition contractor with permission from the owner. The permitting process serves as a check and balance system to ensure the project is done safely and in accordance with applicable laws and regulations. For instance, the demolition project will have to be Insured and Bonded with the municipality to ensure additional measures are taken to protect the city infrastructure associated with the actual demolition, such as properly plugging and capping the sewer lines and protecting sidewalks and streets from damage or repairing them when damage is inevitable. The most important aspect of any demolition job is that the project is performed safely and does not pose a danger to the public. Licensed demolition contractors have standing performance bonds and insurance on file with the municipality. Additionally, taxing entities rely on municipal permits to verify the existence, or absence, of real property for tax valuations. Property taxes can be significantly reduced by demolishing a structure.



Most permitting authorities in well-established municipalities will regulate the demolition of Historic Landmarks and other structure that may be deemed to have historic significance. A Historic Preservation Society can take up to 30 days to review a demolition permit application and can (and will) put the kibosh on your development plans. Having a good plan of historic preservation efforts in your demolition plans may help sway the reviewers to allow the demolition, and the new development of the real estate. JR RAMON can provide historic preservation efforts by practicing efforts to salvage historically significant architectural components and building materials. As an example, an 80-year-old building may be past its prime and use, but by salvaging antiques like doors, windows, and fixtures prior to demolition, and exterior brick and dimensional lumber during demolition, the essence of the building could live on. These items could be incorporated into the new development and offer a sense of historic preservation to the reviewing historic preservation authorities. Many times, initiating these efforts is all that is needed to keep your project moving forward.



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One of the most important factors of the permitting process is the impact of a demolition project to the environment and surrounding community. Many cities battle with developers to maintain a balance of development versus green space. Tree Preservation Regulations are a hot topic for getting a project off the ground. And can also put a fast, and financially painful, stop to an active demolition project if you fail to implement proper tree preservation measures. A reputable and environmentally conscious demolition contractor like JR RAMON will incorporate tree preservation requirements into the demolition work plan and exercise the preservation effort during demolition operations.



State Permits

There are multiple authorities, other than the municipality, that can have permitting jurisdiction over a demolition project. The Texas Department of State Health Services (TDSHS) regulates demolition projects under their Air Quality Control program. The program's intent is to reduce asbestos from becoming airborne. The TDSHS will require that asbestos inspections and sampling be

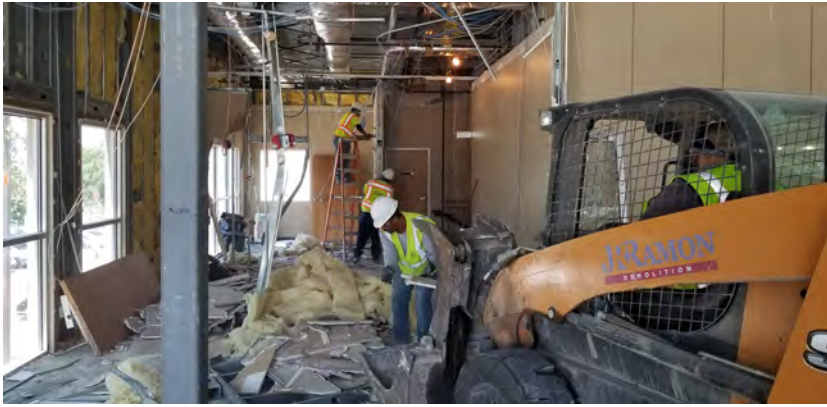
performed prior to demolition. They require certified notification of any abatement or demolition activities 10 working days in advance of beginning the work, with definitive start and end dates of the scheduled work. The highly experienced demolition operatives at JR RAMON Demolition can recognize suspect materials during a pre-demolition survey of structures being demolished and help ensure that the proper testing and/or abatement of asbestos containing materials has been performed. When a TDSHS inspector visits a demolition site and sees suspect materials that do not have documented testing for asbestos, an immediate "cease work order" will be issued until test results can be provided.

A commonly overlooked permit requirement of small and medium size developments is the Storm Water Pollution Prevention Plan. Municipalities require the installation of silt fence and other erosion control devices to protect city streets from storm water run-off. However, if a development disturbs more than one acre of ground, the Texas Commission of Environmental Quality (TCEQ) requires permits and notification of the activity and responsible parties. One acre of land may sound like a lot, but can easily be exceeded when your plan includes the removal of parking lots associated with structures being demolished. The local water board enforces the requirements and will not hesitate to stop a project and issue fines to the operators. Discuss the requirement with your demolition contractor. If they are unfamiliar with this requirement, call JR RAMON Demolition.



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#2: Address utilities early

Utility disconnection is mandatory prior to demolition activities and should only be done by the utility provider. The property Owner or licensed demolition contractor can request a service to be disconnected, but only the account holder can close active accounts. Be sure to close all active utility accounts prior to

engaging with a demolition contractor or requesting utility disconnects. Most electric and gas utility providers will disconnect a basic primary service to a residential or commercial property at no charge, but scheduling and performing the utility disconnections may take up to a month. This time period can vary based upon the utility company's work load and schedule, so it is always best to submit the disconnection request as early as possible. The wait period is often longer if the property has a significant amount of power resource such as a utility provided transformer located on the property or if service re-routing is required to maintain service to other properties. If you elect to keep services to the property, for example you want to keep the service to the main building but disconnect the service to another structure on the property that is being demolished, a licensed electrician is needed to disconnect secondary service lines, and a licensed plumber is needed to address any water and sewer lines.

Gas disconnections must be made by the service provider. Municipal permitting requires a written affidavit of disconnection. A common oversight is the continuity of telecom and fire/security circuits. As an experienced demolition contractor, JR RAMON can help you navigate the utility disconnection process and incorporate these scopes of work to keep your time schedule intact.

Sanitary waste lines are often disregarded during demolition. But having the foresight to address sewer line dispositions in advance can save you time and money. A development may be able to use an existing sewer line, foregoing the expense and delay of establishing a new sewer tap. Locate and mark sewer lines prior to demolition in order to preserve the line to be reused. If the line is to be abandoned, proper plugging and capping is necessary.

Utility easements, like underground pipelines and telecommunication lines, are not always evident on a commercial property. Having the misfortune to discover one on the property during demolition can be devastating to development plans and time schedules. Using utility locator services will help clear up the underground web of utilities that may exist. Every project should request a utility locator prior to starting any activities that will disturb ground beyond 16 inches in depth. The removal of a concrete foundation typically exceeds 3 ft below the surface.



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#3: Does it all go to the dump?

Recycling Options

The waste stream generated from a demolition project can vary quite dramatically from building to building. Brick, wood, concrete, sheetrock, glass, insulation, metals, carpet, plastics – the list goes on and on. There are many building materials that can and should be recycled, such as ferrous and non-ferrous metals. However, there are many materials that industry has yet to find a purpose for or process to effectively capture the commodity in a timely and cost-effective manner. All demolition debris that is not properly recycled or repurposed is required to be disposed of in licensed and certified landfills. Every demolition and development project is unique, and pros and cons of a recycling program should be considered early.

The best way to realize a benefit from demolition waste is to repurpose it within the same project. Processing certain materials on site that can be used in the new development will save time and money. Case in point is the crushing of concrete materials on site to use as backfill or sub-grade materials, eliminating the time to haul off materials and import new materials. Consult with JR RAMON to see if your project can benefit from on-site concrete crushing.



Hazardous Materials and Universal Wastes

Every building demolition project, regardless of old or new, involves some sort of dealing with hazardous or regulated materials. Whether in it, on it, or made of it, hazardous materials pose a threat to our community and our environment. It may be expensive and time consuming to properly address and handle these materials. But it will be more expensive and consume more time

if not addressed early and handled properly. Having a plan for the inspection, handling, or discovery of regulated wastes, such as asbestos, lead-based paint, PCBs, Freon, or contaminated soils will reward you with a smooth and efficient demolition phase of your project.



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#4: Planning and scheduling

Mobilization vs. Re-mobilization

There is nothing more aggravating to a trade contractor than to have to leave a project site only to return at a later date to complete the work. This happens quite frequently when a project is not well thought out. Projects that call for a phased work plan can progress effortlessly with advanced notice. The best way to avoid work area, scope, and sequencing conflicts is to have a meeting involving the principal trades to discuss sequencing and prerequisites. A demolition project will always run smoother and faster if it's not inhibited by other trades in the work area. Surely other trades feel the same. The time invested in a discussion and planning session can help to minimize unexpected re-mobilizations, which for demolition involving heavy equipment, can take several days to orchestrate.



With over 50 years of experience as a licensed demolition contractor, call JR RAMON Demolition to help you plan the demolition phase of your next development project.



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